2012 SPIEGEL REPLAT
OF LOTS 1 THRU 12, BLOCK 2,
RAILROAD ADDITION TO THE
CITY OF ALBION, NEBRASKA

MARKET ST.

Survey Record Repository
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BOONE
1094 +358/3

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF R AND B
CARPENTRY, HICKMAN, NEBRASKA. THE PURPOSE OF THE
SURVEY WAS TO REPLAT LOTS 1 THRU 12, BLOCK 2, RAILROAD
ADDITION TO THE CITY OF ALBION, NEBRASKA. EXISTING
MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON
THIS PLAT. ALL MONUMENTS SET ARE 5/8" X 24" REBAR WITH
PLASTIC CAP, L.S. 541.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES
MEASURED WITH A TRIMBLE GPS R8, S/N 5004413194 OR A 100'
STEEL TAPE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME
OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE
BEST OF MY KNOWLEDGE, AND THAT I AM A Duly REGISTERED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

JEFFREY S. RYAN, LS 541

NORTH DAKOTA REG.
LAND SURVEYOR
JEFFREY S. RYAN

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67-12

SCALE
1"=60'

DRAWN
KSL

SHEET NO.
120133

FIELD BOOK
ALBION N-3

FIELD WORK
JHR-BBB

FILE NO.
1 OF 3
2012 SPIEGEL REPLAT
OF LOTS 1 THRU 12, BLOCK 2,
RAILROAD ADDITION TO THE
CITY OF ALBION, NEBRASKA

CORNER TIES:

A
SW CORNER NW1/4 SECTION 22--T20N--R6W

FIND A PUNCH MARK IN A MANHOLE RING
NW 150.45' TO THE NORTHEAST CORNER OF HOUSE NOT SCREENED IN
SW 52.35' TO THE TOP NUT OF A FIRE HYDRANT
SW 89.43' TO THE NORTHEAST CORNER OF A HOUSE (PORCH)
SSW 50.46' TO A NAIL W/DISK IN A LIGHT POLE

B
NW CORNER NW1/4 SECTION 22--T20N--R6W

FIND 1" PIPE, 0.50' DEEP
N 48.60' TO A FOUND BRIDGE SPICE IN THE SOUTH FACE OF A TREE
S 0.50' TO AN 8' TALL METAL EAST--WEST FENCE
E 89.90' TO A NAIL W/DISK IN A FENCE POST
NW 19.38' TO THE NORTHEAST CORNER OF A SHED

LEGAL DESCRIPTION LOT 1-R

A TRACT OF LAND LOCATED IN LOTS 1 THRU 6 AND PART OF LOT 7, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE S89°54'51"W (AN ASSUMED BEARING) ON THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 144.00 FEET; THENCE N01°27'07"W ON A LINE PARALLEL WITH AND 144.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 146.45 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING ALLEY; THENCE N89°45'41"E ON THE SOUTH LINE OF SAID ALLEY 135.90 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE S9°31'57"E ON SAID SOUTHERLY LINE A DISTANCE OF 10.61 FEET TO THE EAST LINE OF SAID BLOCK 2; THENCE S01°27'07"E ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 138.21 FEET TO THE POINT OF BEGINNING, CONTAINING 20,909.48 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION LOT 2-R

A TRACT OF LAND LOCATED IN PART OF LOT 7 AND ALL OF LOTS 8 THRU 12, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE N00°33'09"W (AN ASSUMED BEARING) ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 148.47 FEET TO THE NORTHWEST CORNER OF LOT 12 OF SAID BLOCK 2; THENCE N89°45'41"E ON THE NORTH LINE OF LOTS 12 THRU 7 A DISTANCE OF 139.79 FEET; THENCE S01°27'07"E ON A LINE PARALLEL WITH AND 144.00 FEET WEST OF THE EAST LINE OF SAID BLOCK, A DISTANCE OF 146.45 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK; THENCE S89°54'51"W ON THE SOUTH LINE OF SAID BLOCK, A DISTANCE OF 142.10 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 20,784.23 SQUARE FEET, MORE OR LESS.
2012 SPIEGEL REPLAT
OF LOTS 1 THRU 12, BLOCK 2,
RAILROAD ADDITION TO THE
CITY OF ALBION, NEBRASKA

OWNER'S CERTIFICATION

WE, RICHARD A. SPIEGEL, JR. AND CAROL M. SPIEGEL, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS 2012 SPIEGEL REPLAT OF LOTS 1 THRU 12, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED FOR PUBLIC USE. WE HEREBY MAKE SAID TRACT OF LAND, SO SHOWN ON THE ABOVE PLAT, A PART OF THE CITY OF ALBION, BOONE COUNTY, NEBRASKA. SAID TRACT OF LAND SHALL HEREINAFTER BE KNOWN AS 2012 SPIEGEL REPLAT OF LOTS 1 THRU 12, BLOCK 2, RAILROAD ADDITION, CONSISTING OF LOTS 1 AND 2, TO THE CITY OF ALBION, NEBRASKA.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

______________________________

WITNESS MY HAND ON THIS ____________ DAY OF ____________________ 2012.

RICHARD A. SPIEGEL, JR. CAROL M. SPIEGEL

STATE OF NEBRASKA)

COUNTY OF ________


MY COMMISSION EXPIRES: ____________________

______________________________

NOTARY PUBLIC

APPROVAL

THIS PLAT OF 2012 SPIEGEL REPLAT OF LOTS 1 THRU 12, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, NEBRASKA HAS BEEN SUBMITTED TO AND APPROVED BY THE ALBION PLANNING COMMISSION THIS _______ DAY OF _________ 2012.

______________________________

CHAIRPERSON

SECRETARY OF PLANNING COMMISSION

APPROVAL

THIS PLAT OF 2012 SPIEGEL REPLAT OF LOTS 1 THRU 12, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, NEBRASKA HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF ALBION, NEBRASKA, THIS _______ DAY OF _________ 2012.

______________________________

MAYOR

CITY CLERK

STATE OF NEBRASKA)

COUNTY OF BOONE)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ______M., ON THE _______ DAY OF ________________ 2012.

REGISTER OF DEEDS DEPUTY

1094-358 3/8